

* 2022037501
 Note 6 should be corrected to refer to the Home Owner's Association as Pinnacle Homeowners Association Inc.

PLAT OF APEX SOUTHEAST SUBDIVISION No. 1

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C1	378.50'	151.67'	22°57'35"	N78°36'50"E	150.66'
C2	1735.50'	98.19'	3°14'29"	N5°04'00"W	98.17'
C3	79.50'	36.75'	26°29'12"	N6°02'23"E	36.42'
C4	29.50'	24.64'	47°51'58"	N43°12'58"E	23.93'
C5	180.00'	96.98'	30°52'12"	N15°24'23"E	95.81'
C6	180.00'	62.96'	20°02'28"	N40°51'43"E	62.64'
C7	174.50'	118.82'	39°00'44"	S70°23'20"W	116.53'
C8	50.00'	78.56'	90°01'43"	S45°05'27"E	70.73'
C9	70.00'	47.76'	39°05'20"	S19°34'23"E	46.84'
C10	50.00'	78.47'	89°55'25"	S44°56'00"W	70.66'
C11	16.50'	25.92'	90°00'00"	N44°53'42"E	23.33'
C12	16.50'	25.92'	90°00'00"	S45°06'18"E	23.33'
C13	137.50'	93.62'	39°00'44"	N70°23'20"E	91.82'
C14	143.00'	127.07'	50°54'40"	N25°25'37"E	122.93'
C15	223.50'	180.49'	46°16'08"	N23°06'21"E	175.62'
C16	217.00'	23.89'	6°18'27"	N47°43'44"E	23.88'
C17	16.50'	19.94'	69°13'52"	N16°16'02"E	18.75'
C18	16.50'	5.98'	20°46'08"	N28°43'58"W	5.95'
C19	100.00'	62.24'	35°39'48"	N21°17'08"W	61.24'
C20	100.00'	5.98'	3°25'31"	N1°44'28"W	5.98'
C21	80.00'	1.89'	1°21'22"	N0°38'58"E	1.89'
C22	80.00'	43.47'	31°08'03"	N16°53'41"E	42.94'
C23	80.00'	26.94'	19°17'38"	N42°06'31"E	26.81'
C24	80.00'	20.62'	14°46'11"	N59°08'26"E	20.57'
C25	80.00'	32.63'	23°22'11"	N78°12'37"E	32.40'
C26	6.50'	10.20'	89°55'25"	N44°56'00"E	9.19'
C27	6.50'	10.22'	90°04'35"	N45°04'00"W	9.20'
C28	6.50'	10.21'	90°00'00"	N44°53'42"E	9.19'
C29	6.50'	10.21'	90°00'00"	S45°06'18"E	9.19'
C30	6.50'	10.21'	89°58'17"	N44°54'33"E	9.19'
C31	6.50'	10.21'	90°01'43"	N45°05'27"W	9.19'

CURVE TABLE					
CURVE	RADIUS	LENGTH	DELTA	CHORD BRG	CHORD
C32	80.00'	20.25'	14°30'22"	N82°51'07"W	20.20'
C33	80.00'	14.28'	10°13'45"	N70°29'04"W	14.26'
C34	80.00'	25.43'	18°12'36"	N56°15'53"W	25.32'
C35	80.00'	35.27'	25°15'26"	N34°31'52"W	34.98'
C36	80.00'	30.47'	21°49'34"	N10°59'22"W	30.29'
C37	16.50'	4.05'	14°03'29"	N7°06'20"W	4.04'
C38	16.50'	21.88'	75°58'13"	N52°07'12"W	20.31'
C39	16.50'	4.03'	14°00'04"	S6°55'27"W	4.02'
C40	16.50'	21.88'	75°58'13"	S51°54'35"W	20.31'
C41	16.50'	21.88'	75°58'13"	N52°07'12"W	20.31'
C42	16.50'	4.05'	14°03'29"	N7°06'20"W	4.04'
C43	6.50'	10.21'	89°58'17"	N44°54'33"E	9.19'
C44	20.00'	25.32'	72°32'33"	S53°50'02"E	23.66'
C45	20.00'	6.10'	17°29'10"	S8°49'10"E	6.08'
C46	16.50'	4.03'	14°00'04"	S6°55'27"W	4.02'
C47	16.50'	21.88'	75°58'13"	S51°54'35"W	20.31'
C48	16.50'	21.88'	75°58'13"	N52°07'11"W	20.31'
C49	16.50'	4.06'	14°06'22"	N7°04'54"W	4.05'
C50	6.50'	10.20'	89°55'25"	N44°56'00"E	9.19'
C51	6.50'	10.21'	90°01'43"	S45°05'27"E	9.19'
C52	16.50'	23.17'	80°27'51"	S41°17'57"W	21.31'
C53	211.50'	113.10'	30°38'17"	S66°12'06"W	111.75'
C54	16.50'	25.92'	90°00'00"	N84°07'02"W	23.33'
C55	40.00'	27.29'	39°05'20"	N19°34'23"W	26.76'
C56	20.00'	7.37'	21°07'18"	N10°31'56"E	7.33'
C57	20.00'	24.02'	68°48'07"	N55°29'39"E	22.60'
C58	6.50'	10.22'	90°04'35"	S45°04'00"E	9.20'
C59	127.50'	86.81'	39°00'44"	N70°23'20"E	85.15'
C60	6.50'	10.21'	90°00'00"	S45°06'18"E	9.19'
C61	6.50'	10.21'	90°00'00"	S44°53'42"W	9.19'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	S73°11'14"E	18.27
L2	S0°06'18"E	9.73
L3	S89°57'04"E	81.00
L4	N0°06'18"W	14.85
L5	N54°43'29"E	20.15
L6	S73°17'44"E	16.37
L7	S0°01'43"E	6.52
L8	N89°58'17"E	11.50
L9	N89°55'25"E	38.50
L10	N0°04'35"W	102.00
L11	N6°56'42"W	15.61
L12	S89°53'42"W	13.23
L13	S47°49'06"E	15.64
L14	N39°07'02"W	4.73
L15	N89°53'42"E	5.51
L16	S89°53'42"W	5.49
L17	S89°53'42"W	5.50
L18	S89°53'42"W	5.50
L19	S49°25'13"W	12.26
L20	S0°04'35"E	20.87
L21	N26°42'21"W	12.27
L22	N26°42'21"W	27.89
L23	S68°05'51"W	6.18
L24	S42°50'25"W	37.49
L25	S42°50'25"W	31.67
L26	S39°07'02"E	40.66
L27	S50°52'58"W	42.03
L28	S39°07'02"E	6.50
L29	S44°57'46"E	11.32
L30	S89°57'04"E	7.07
L31	S50°39'00"E	47.21
L32	S51°34'47"E	59.40
L33	N0°04'35"W	12.50
L34	S89°42'20"E	21.61

NOTES

- MINIMUM BUILDING SETBACK LINES SHALL CONFORM TO THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN AT THE TIME OF ISSUANCE OF A BUILDING PERMIT.
- ANY RESUBDIVISION OF THIS PLAT SHALL COMPLY WITH THE APPLICABLE ZONING REGULATIONS OF THE CITY OF MERIDIAN IN EFFECT AT THE TIME OF RESUBDIVISION.
- IRRIGATION WATER HAS BEEN PROVIDED FROM BOISE-KUNA IRRIGATION DISTRICT IN COMPLIANCE WITH IDAHO CODE SECTION 31-3805(1)(b). LOTS WITHIN THIS SUBDIVISION WILL BE ENTITLED TO IRRIGATION WATER RIGHTS AND WILL BE OBLIGATED FOR ASSESSMENTS FROM BOISE-KUNA IRRIGATION DISTRICT.
- THIS DEVELOPMENT RECOGNIZES SECTION 22-4503 OF THE IDAHO CODE, RIGHT TO FARM ACT, WHICH STATES: "NO AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF SHALL BE OR BECOME A NUISANCE, PRIVATE OR PUBLIC, BY ANY CHANGED CONDITIONS IN OR ABOUT THE SURROUNDING NONAGRICULTURAL ACTIVITIES AFTER IT HAS BEEN IN OPERATION FOR MORE THAN ONE (1) YEAR, WHEN THE OPERATION, FACILITY OR EXPANSION WAS NOT A NUISANCE AT THE TIME IT BEGAN OR WAS CONSTRUCTED. THE PROVISIONS OF THIS SECTION SHALL NOT APPLY WHEN A NUISANCE RESULTS FROM THE IMPROPER OR NEGLIGENT OPERATION OF AN AGRICULTURAL OPERATION, AGRICULTURAL FACILITY OR EXPANSION THEREOF."
- LOTS 1, 14 AND 19, BLOCK 3, LOTS 1 AND 8, BLOCK 4, LOT 10, BLOCK 5, LOTS 1 AND 8, BLOCK 6, LOTS 1, 13, AND 18, BLOCK 7, LOT 1, BLOCK 8 AND LOT 1, BLOCK 9 ARE DESIGNATED AS COMMON LOTS AND SHALL BE OWNED AND MAINTAINED BY THE HOME OWNERS ASSOCIATION, OR ASSIGNS. THESE COMMON LOTS ARE SUBJECT TO A BLANKET EASEMENT FOR PUBLIC UTILITIES.
- LOT 13, BLOCK 3, AND LOT 12, BLOCK 7 ARE SUBJECT TO A BLANKET EASEMENT FOR COMMON DRIVES TO PROVIDE ACCESS FOR LOTS 11 AND 12, BLOCK 3, AND LOTS 10 AND 11, BLOCK 7, RESPECTIVELY. SAID LOT 13, BLOCK 3 AND LOT 12, BLOCK 7 SHALL BE OWNED BY THE APEX SOUTHEAST HOMEOWNER'S ASSOCIATION, INC. OR ASSIGNS, AND THE OWNERS OF THE LOTS THAT BENEFIT FROM THE COMMON DRIVES SHALL MAINTAIN, REPAIR AND/OR REPLACE SAID COMMON DRIVES AT THEIR OWN COST AND EXPENSE. COMMON DRIVES SHALL BE CONSTRUCTED OF A PAVED SURFACE CAPABLE OF SUPPORTING FIRE VEHICLES AND OTHER EMERGENCY EQUIPMENT AS SET FORTH IN UDC 11-6C-3D.8. SAID LOT 13, BLOCK 3 AND LOT 12, BLOCK 7 ARE SUBJECT TO BLANKET EASEMENTS FOR PUBLIC UTILITIES AND HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION.
- ALL LOT LINES COMMON TO THE PUBLIC RIGHTS-OF-WAY CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, CITY OF MERIDIAN STREET LIGHTS, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- UNLESS OTHERWISE DIMENSIONED, ALL LOT LINES COMMON TO THE SUBDIVISION BOUNDARY AND ALL REAR LOT LINES CONTAIN A 10.00 FOOT WIDE EASEMENT FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- ALL INTERIOR LOT LINES CONTAIN A 5.00 FOOT WIDE EASEMENT, EACH SIDE, FOR PUBLIC UTILITIES, HOMEOWNER'S ASSOCIATION PRESSURIZED IRRIGATION AND LOT DRAINAGE.
- THIS PLAT IS SUBJECT TO AN ACHD LANDSCAPE LICENSE AGREEMENT PER INSTRUMENT No. 2021-138508 OF ADA COUNTY RECORDS.
- THIS SUBDIVISION IS SUBJECT TO AN ACHD PERMANENT EASEMENT PER INSTRUMENT No. 2021-177757, RECORDS OF ADA COUNTY, IDAHO.
- AS SHOWN HEREON, A PORTION OF LOT 1, BLOCK 2 AND LOT 1, BLOCK 3 ARE SUBJECT TO A 75.00 FOOT WIDE EASEMENT IN FAVOR OF WILLIAMS PIPELINE CO.
- DIRECT LOT OR PARCEL ACCESS TO S. LOCUST GROVE RD., E. LAKE HAZEL RD., E. TOWER ST. AND S. BLOOMERANG WAY IS PROHIBITED EXCEPT FOR THOSE ACCESS POINTS APPROVED BY THE CITY OF MERIDIAN AND ADA COUNTY HIGHWAY DISTRICT.
- THE BOTTOM OF STRUCTURAL FOOTINGS SHALL BE SET A MINIMUM OF 12-INCHES ABOVE THE HIGHEST ESTABLISHED NORMAL GROUND WATER ELEVATION.
- MAINTENANCE OF ANY IRRIGATION AND DRAINAGE PIPES OR DITCHES CROSSING A LOT IS THE RESPONSIBILITY OF THE LOT OWNER UNLESS SUCH RESPONSIBILITY IS ASSUMED BY AN IRRIGATION/DRAINAGE ENTITY OR HOMEOWNER'S ASSOCIATION.
- PORTIONS OF LOT 1, BLOCK 1, LOT 1, BLOCK 2, LOTS 12-15, BLOCK 3, LOT 1, BLOCK 4, LOTS 10 AND 12-15, BLOCK 5, LOTS 2-4, BLOCK 6, LOTS 2-4, 12-14 AND LOT 18, BLOCK 7 AND LOT 1, BLOCK 8 ARE SERVIENT TO AND CONTAIN THE ACHD STORM WATER DRAINAGE SYSTEM. THESE LOTS ARE ENCUMBERED BY THAT CERTAIN FIRST AMENDED MASTER PERPETUAL STORM WATER DRAINAGE EASEMENT RECORDED ON NOVEMBER 10, 2015, AS INSTRUMENT No. 2015-103256, OFFICIAL RECORDS OF ADA COUNTY, AND INCORPORATED HEREIN BY THIS REFERENCE AS IF SET FORTH IN FULL (THE "MASTER EASEMENT"). THE MASTER EASEMENT AND THE STORM WATER DRAINAGE SYSTEM ARE DEDICATED TO ACHD PURSUANT TO SECTION 40-2302, IDAHO CODE. THE MASTER EASEMENT IS FOR THE OPERATION AND MAINTENANCE OF THE STORM WATER DRAINAGE SYSTEM.
- THIS SUBDIVISION IS SUBJECT TO THE COVENANTS, CONDITIONS AND RESTRICTIONS THAT ARE TO BE FILED FOR RECORD AT THE ADA COUNTY RECORDERS'S OFFICE, AND MAY BE AMENDED FROM TIME TO TIME.
- CORNER FALLS ON SEWER MANHOLE LID. SET BRASS PLUG (WITH MAGNETIC INSERT) MARKED "WC ALB PLS 12459" AS A WITNESS CORNER, N00°04'35"W A DISTANCE OF 2.00' FROM CALCULATED POSITION. WITNESS CORNER IS SET IN THE CONCRETE COLLAR OF SEWER MANHOLE.



2.10.2022

Developer
Brighton Corporation
 Meridian, Idaho

